



Penpol Terrace
Hayle
TR27 4BQ

Asking Price £185,000

- GROUND FLOOR TWO BEDROOM APARTMENT
- GAS CENTRAL HEATING
- VIEWS ACROSS HAYLE HARBOUR
- CLOSE TO ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- ALLOCATED PARKING



Tenure - Leasehold

Council Tax Band - A

Floor Area - 657.00 sq ft



Double glazed front door opening into...

ENTRANCE HALLWAY

Wood flooring, radiator, various door leading off, door into...

OPEN PLAN LOUNGE KITCHEN DINER

16'5 x 12'7 (5.00m x 3.84m)

Wood flooring, radiator, 2 double glazed windows to the front offering Harbour views and distant rural views, two wall lights, space for table and chairs.

Kitchen - fitted with a range of shaker style base and wall mounted units, four ring gas hob, electric oven below, tiled splash back. Gas boiler, space for washing machine, and fridge freezer.

BATHROOM

11'6 x 5'9 (3.51m x 1.75m)

Panel enclosed bath, with mains fed shower over, tiled surround, pedestal wash hand basin, tiled splash back, low level w/c, radiator, ceiling mounted extractor fan, wood flooring and built in storage cupboard.

BEDROOM 1

13 x 12'8 (narrowing to 8'6) (3.96m x 3.86m (narrowing to 2.59m))

Fitted carpet, radiator, double glazed window to the side with deep window sill.

BEDROOM 2

13'1 x 10'8 (narrowing to 6'7) (3.99m x 3.25m (narrowing to 2.01m))

Fitted carpet, radiator, double glazed window to the side with deep window sill.

PARKING

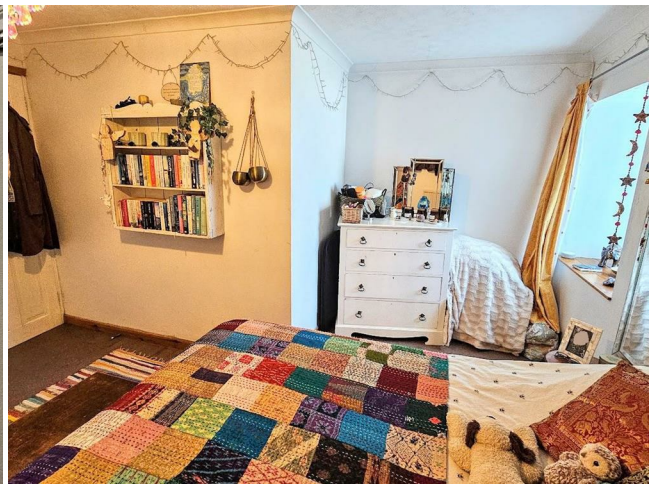
There is an allocated parking space for one car, situated a short distance from the apartment.

LEASEHOLD

The apartment will benefit from a 999 year lease.

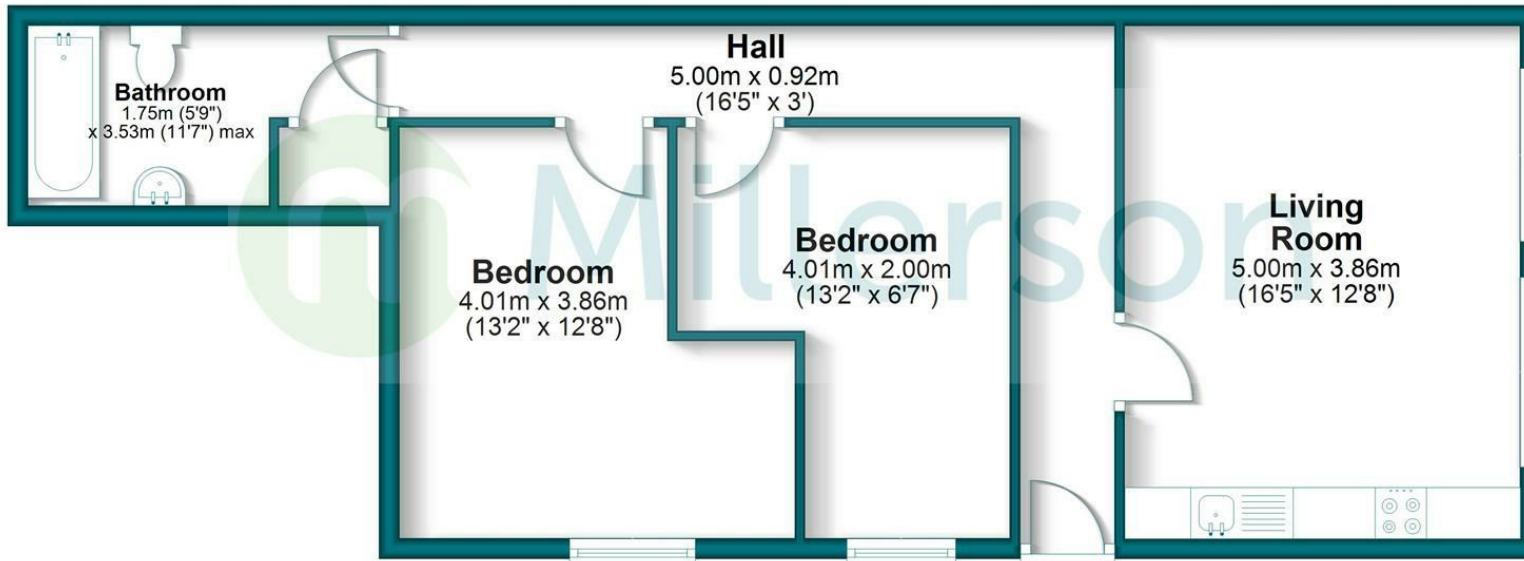
Ground Rent Per Annum = £1

Service Charge= TBC once new lease is set up.



Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)



Total area: approx. 61.1 sq. metres (657.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

